



Department of Planning, Housing, & Community Development

Mayor, Richard C. David
Director, Dr. Juliet Berling

Meeting Date: 22, October 2015
Sent To: Commission on Architecture & Urban Design Members
Subject: **47 North Street – Determination of Significance**
Tax ID: 160.31-1-34
Case: CAUD 2015-73

A. Review Requested

Margaret Scarinzi submitted an application for Design Review on behalf of the Applicant, The Broome County Land Bank Corporation for the premises located at 47 North Street, Tax Map number 160.31-1-34. The owner intends to demolish the buildings. The buildings are older than forty (40) years old, and must be reviewed by The Commission on Architecture and Urban Design (CAUD) before a demolition permit(s) can be issued.

B. Proposal

The Applicant has proposed to demolish the residential home on site. The building, while structurally stable, has been identified as “blighted” by the Land Bank. The Applicant suspects that there is some amount of asbestos in the building. The locations of possible contamination are unknown at this time, subject to an interior review of the property. The Applicant also notes that the roof of the building has been leaking for quite some time, and has led to the growth of yellow and black mold on the interior. There are also signs of animals on the interior. Future plans will offer the sale of the lot to the neighboring property owner through the Land Bank’s “Side Lot Program”. Alternatives include offering the site for a community garden or community park.

C. Staff Findings

Demolition Criteria:

1. *An outstanding example of a structure or memorial representative of its era, either past or present.*

There is no information to support these criteria.

2. *One of the few remaining examples of past architectural style or combinations of styles.*

This is a good example of the Second Empire style home. The style is higher in ornamentation than other local examples in this area, and the home is one of only few existing Second Empire homes in this neighborhood.

3. *The place where an historical event of significance to the City, region, state or nation, or representative activity of a past era took place.*

As of the production of this document, staff have not found any information to support this criteria. This information may be amended before or on the 10/22 meeting of CAUD.

It is Staff's opinion that the property does not meet the criteria for listing as a Local Landmark

D. Property History and Condition

Year of Construction	pre-1885
Land Use	R-3 Residential, Building is vacant.
Significance	The home is designed in the Second Empire Style. This home is characterized by the detailing of the concave mansard roof, a bracketed cornice, and a detailed stoop entry at the front entry of the building. This home is designed in a higher style than most surrounding buildings and is much larger. Sanborn Maps from 1918 indicate it was a single family dwelling signifying that this was a home of a wealthy or middle class elite of the area. This property is dated as pre-1885 because of both period of style for the Second Empire style, and period of development for the neighborhood. Further information is forthcoming at this time.
Condition	The exterior condition of the home is fair with some signs of deterioration. The Applicant noted that the roof leaks and moisture in the home has led to the growth of mold. There is evidence of animal activity in the home, and there is some amount of asbestos in the building.

E. Photographs



Garage/workshop and main buildings east façade. (Oct. 9, 2015)



North front facing façade, and west façade. (Oct. 9, 2015)



Detail of the front entryway. (Oct. 9, 2015)



Deteriorated rear, south façade, of the building. (Oct. 9, 2015)